

## Subject: Smith/Dodd Overlay Discussion

<b>Meeting Date:</b> Monday, March 13, 2023	
<b>Submitted/Presented by/Department:</b> Melissa Houtsma - Community Development	
<b>Action Type</b>	
<input type="checkbox"/> Consent Item	<input checked="" type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> Informational Only
<input type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Other:
<b>Action</b>	
Work session discussion.	
<b>Background</b>	
<p>Multiple studies and long term planning documents have been created in response to both the historical and current importance of the Smith/Dodd area of West St. Paul, being that it is not only a gateway into West St. Paul, but also into Dakota County.</p> <p>In 2009/2010 the City of St. Paul, West St. Paul, and several other parties collaborated to create the Smith Avenue Revitalization Plan. Then, in 2017 West St. Paul adopted the Smith/Dodd Small Area plan which further explored and expanded upon the recommendations of the Smith Avenue plan to help guide the future redevelopment efforts within the area, both privately and publicly owned properties.</p> <p>The Smith/Dodd area plan identified multiple priority improvements, some of which included:</p> <ul style="list-style-type: none"> <li>• Smith/Dodd intersection realignment</li> <li>• Future land uses, neighborhood scale</li> <li>• Streetscape improvements <ul style="list-style-type: none"> <li>○ Pedestrian focused design, rather than auto focused</li> <li>○ Additional landscaping</li> <li>○ Traffic softening measures</li> </ul> </li> <li>• Building type, placement, parking</li> </ul> <p>One recommendation of the small area plan was to create an overlay district to create and maintain the neighborhood commercial scale of development, which included moving away from the post-WWII suburban shopping mall design and moving buildings closer to the street, with parking in the rear, and activating the pedestrian streetscape on the sidewalks in front of the commercial shops. See the attached select pages from the Smith Dodd Small Area Plan for a visual of this design.</p> <p>To further incentivize this design type, the Smith/Dodd Overlay language also includes an option to eliminate minimum commercial parking requirements if a certain set of design</p>	

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standards were met. This included additional window coverage, limited parking visible from the street, additional landscaping, etc.

In summary, the small area plan in conjunction with the Smith/Dodd overlay were created with the intent to preserve the feel of the adjacent single family homes while still allowing for a neighborhood commercial area. A recommendation from pages 13/14 of the small area plan reads, *“Create a B-2 overlay district to allow for flexibility beyond the existing B-2 district while requiring a pedestrian scale and reestablishing the automobile use focused to the rear of the buildings.”*

### Attachments

Select Pages from Smith Dodd Small Area Plan

Smith/Dodd Overlay Code Language

### Previous Relevant Actions

N/A

### Alternatives

N/A

### Financial

Budgeted: ☐ Yes

☒ No Financial Impact

Fund: N/A

Department: N/A

Account: N/A

Amount: N/A